175.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	789,500 / 789,500
					USE VALUE:	789,500 / 789,500
					ASSESSED:	789,500 / 789,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARK DENNIS C &
Owner 2:	WOOLLEY LAURA E
Owner 3:	
Street 1:	20 PIEDMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WATANABE TAKEO -
Owner 2:	SASAKI YUKA -
Street 1:	20 PIEDMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1979, having primarily Vinyl Exterior and 1530 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	369,500		420,000	789,500
Total Card	0.138	369,500		420,000	789,500
Total Parcel	0.138	369,500		420,000	789,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.01 | /Parcel: 516.01

Legal Description

User Acct: 117091

GIS Ref:

GIS Ref:

Insp Date: 08/31/18

Entered Lot Size

Total Land:

Land Unit Type:

!13631!

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	369,500	0	6,000.	420,000	789,500		Year end	12/23/2021
2021	101	FV	359,100	0	6,000.	420,000	779,100		Year End Roll	12/10/2020
2020	101	FV	359,100	0	6,000.	420,000	779,100	779,100	Year End Roll	12/18/2019
2019	101	FV	268,900	0	6,000.	414,000	682,900	682,900	Year End Roll	1/3/2019
2018	101	FV	268,800	0	6,000.	318,000	586,800	586,800	Year End Roll	12/20/2017
2017	101	FV	268,800	0	6,000.	300,000	568,800	568,800	Year End Roll	1/3/2017
2016	101	FV	268,800	0	6,000.	276,000	544,800	544,800	Year End	1/4/2016
2015	101	FV	262,100	0	6,000.	258,000	520,100	520,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:25:28

LAST REV

Date	Time
10/02/18	13:14:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13631

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WATANABE TAKEO,	62269-42		7/18/2013		615,000	No	No		
MURPHY JOHN F	53605-508		9/29/2009		550,000	No	No		
	18960-200		4/1/1988		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	117091
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2008	702	Re-Roof	4,520	C		G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
3/11/2009	Inspected	189	PATRIOT
1/5/2009	Measured	345	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	243	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1979	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.33627450
Const Adj.:	0.99495000
Adj $ / SQ:	186.134
Other Features:	89788
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432649
Depreciation:	63167
Depreciated Total:	369482

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

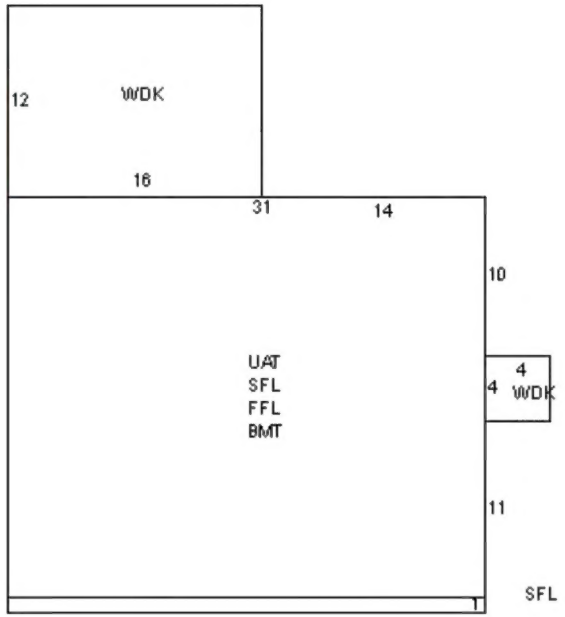
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	186.13
Special Features:	0	Val/Su Net:	138.08
Final Total:	369500	Val/Su SzAd	241.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	780	186.130	145,184
BMT	Basement	750	55.840	41,880
FFL	First Floor	750	186.130	139,600
WDK	Deck	208	10.750	2,237
UAT	Upper Attic	188	74.450	13,960

Net Sketched Area:	2,676	Total:	342,861
Size Ad	1530	Gross Area	3238	FinArea	1530
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	